



4 Bedroom End Terraced House  
located in Keresley End.

£260,000

 UP Estates



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116sq. m

## FULL DESCRIPTION

**\*\*Four Bedrooms\*\*Garage & Driveway\*\*WC, Bathroom & Ensuite\*\*** Situated on a sought after estate is this immaculately presented four bedroom end of terrace home which has so much to offer! Boasting two car driveway, garage, entrance hall, office, WC, kitchen lounge/diner, four good sized bedrooms, ensuite to bedroom one, bathroom and south facing non-overlooked rear garden.

## FRONT ASPECT

An attractive end of terrace home with two car driveway and garage.

## ENTRANCE HALL

A welcoming entrance hall with doors leading to the office, kitchen lounge, wc, storage cupboard and stairs ascending to the first floor.

## OFFICE

**6' 2" x 9' 6" (1.9m x 2.9m)**

With gas central heated radiator and double glazed window.

## KITCHEN LOUNGE/DINER

**12' 9" x 19' 8" (3.9m x 6m)**

With double glazed French doors to the rear aspect, space for furnishings, gas central heated radiator and kitchen area including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, gas hob, oven, extractor and space for alternative appliances.

## WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

## BEDROOM ONE

**12' 9" x 9' 6" (3.9m x 2.9m)**

A double bedroom with two double glazed windows and gas central heated radiator.

## Offers Over £260,000

- Garage & Driveway
- Four Good Sized Bedrooms
- South Facing Private Garden
- Three Storey End Of Terrace
- Two Reception Rooms
- WC, Ensuite & Bathroom



#### **ENSUITE**

**6' 0" x 6' 4" (1.85m x 1.95m)**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail, wall mounted storage and opaque double glazed window.

#### **BEDROOM TWO**

**12' 9" x 13' 1" (3.9m x 4m)**

Utilised as another reception room is this double bedroom with two double glazed windows and gas central heated radiator.

#### **BEDROOM THREE**

**12' 9" x 11' 9" (3.9m x 3.6m)**

A double bedroom with gas central heated radiator, storage cupboard and skylight.

#### **BEDROOM FOUR**

**12' 9" x 7' 10" (3.9m x 2.4m)**

A smaller double or large single bedroom with gas central heated radiator and double glazed skylight.





### **BATHROOM**

**5' 6" x 6' 6" (1.7m x 2m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed opaque window.

### **REAR ASPECT**

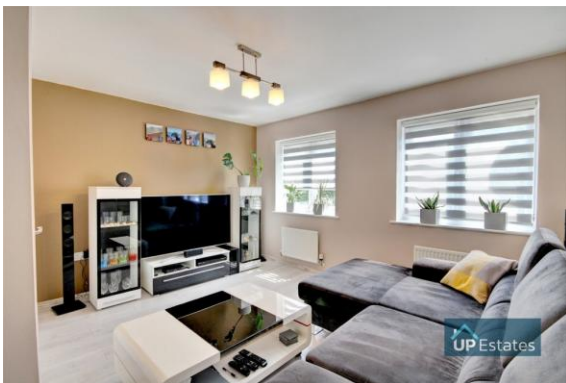
A private non-overlooked south facing rear garden initially paved followed by lawn with fenced boundary and side access.



### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Coopers Meadow Keresley End



## FLOORPLAN

APPROX GROSS INTERNAL FLOOR AREA: 116 sq. m / 1245 sq. ft

For illustrative purposes only. Measurements are approximate and not to scale.  
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### CONTACT

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